



**36 Station Road, Penclawdd, Swansea,
SA4 3XN**

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 12TH JUNE 2019 AT 3PM
- THE MARRIOTT HOTEL SWANSEA MARINA

OFFERS IN EXCESS OF £85,000

11 Walter Road, Swansea, SA1 5NF
T: 01792 646060 | F: 01792 643 974
sw@dawsonsproperty.co.uk



SUMMARY

Fantastic opportunity to purchase a traditional terraced property situated in the popular North Gower village of Penclawdd close to the beaches of Gower and to all the village amenities including school, doctors surgery and shops. The accommodation comprises of two bedrooms, lounge, dining room, kitchen and family bathroom. Externally there is a rear garden with level grass lawn, patio seating area and gated access to rear lane and parking space. Viewing is strongly recommended. Pre Auction Offers Welcomed.

ENTRANCE

Enter via door into:

HALLWAY

Radiator, access to:

LOUNGE 4.06m x 3.39m (13'4" x 11'1")

UPVC double glazed window to front, feature fireplace with electric fire.

DINING ROOM 4.22m x 3.33m (13'10" x 10'11")

UPVC double glazed window to rear, radiator, door to storage cupboard, staircase to first floor, door to:

KITCHEN 4.16m x 3.23m (13'8" x 10'7")

Windows to both sides, matching wall and base units with complimentary work surface over, cupboard housing combi boiler, leads to:

BATHROOM

UPVC double glazed obscure window to rear, radiator, pedestal wash hand basin, panelled bath with shower head over, leads to:

W.C.

UPVC double glazed window to rear, w.c.

FIRST FLOOR

LANDING

Access to loft and:

BEDROOM ONE 4.71m x 4.13m (max) (15'5" x 13'7" (max))

Two uPVC double glazed windows to front, two radiators.

BEDROOM TWO 3.50m x 2.57m (11'6" x 8'5")

UPVC double glazed window to rear, radiator.

EXTERNAL

REAR

Brick built shed, steps to patio area, further steps to level grass lawn with access to rear parking space.

N.B

Upon exchange, a 10% deposit and a Buyers Premium of £650 plus VAT (£780) is payable.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: All successful Purchasers will be subject to a buyers premium. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

